

**WRITTEN QUESTION TO THE MINISTER FOR HEALTH AND SOCIAL SERVICES  
BY SENATOR S.C. FERGUSON  
ANSWER TO BE TABLED ON TUESDAY 17th JANUARY 2017**

**Question**

Will the Minister:

- (a) list the properties which comprise the Le Seilleur bequest;
- (b) advise whether or not they are currently occupied;
- (c) state what the percentage occupancy of each property has been over each of the past 5 years;
- (d) explain what intentions or plans, if any, there are for each property; and
- (e) state what the latest valuations are for each property?

**Answer:**

a) list the properties which comprise the Le Seelleur bequest:

No	Property Name	Road	Parish	UPRN	Comment
1	Beau Sejour	Le Mont Millais	St Helier	1513-01-001	
2	Stonecot	Le Mont Millais	St Helier	1514-01-001	
3	Workshop	Oxford Road	St Helier	1515-01-001	
4	Flat 1, Le Boulevard	La Grande Route des Sablons	Grouville	1516-01-001	
5	Flat 2, Le Boulevard	La Grande Route des Sablons	Grouville	1516-01-002	
6	Flat 3, Le Boulevard	La Grande Route des Sablons	Grouville	1516-01-003	
7	Flat 4, Le Boulevard	La Grande Route des Sablons	Grouville	1516-01-004	
8	Flat 5, Le Boulevard	La Grande Route des Sablons	Grouville	1516-01-005	
9	Flat 6, Le Boulevard	La Grande Route des Sablons	Grouville	1516-01-006	
10	No 1, The Denes	Princess Place	St Clement	1517-01-001	This dwelling is subject to a private life enjoyment arrangement
11	No 2, The Denes	Princess Place	St Clement	1517-01-002	
12	No 3, The Denes	Princess Place	St Clement	1517-01-003	
13	No 4, The Denes	Princess Place	St Clement	1517-01-004	This dwelling was subject to a private life enjoyment arrangement until 26 September 2016
14	Sous L'Eglise	La Rue du Presbytere	St Peter	1518-01-001	
15	Flat 1, Claremont	Bagatelle Road	St Saviour	1519-01-001	
16	Flat 2, Claremont	Bagatelle Road	St Saviour	1519-01-002	
17	No 9	Chevalier Road	St Helier	1520-01-001	
18	Flat 1, La Pouclee Lodge	La Pouquelaye	St Helier	1521-01-001	
19	Flat 2, La Pouclee Lodge	La Pouquelaye	St Helier	1521-01-002	

b) advise whether or not they are currently occupied:

<b>Property Name</b>	<b>Occupied/Unoccupied/Comment</b>
Beau Sejour	Unoccupied
Stonecot	Occupied
Workshop	Unoccupied
Flat 1, Le Boulevard	Occupied
Flat 2, Le Boulevard	Occupied
Flat 3, Le Boulevard	Unoccupied
Flat 4, Le Boulevard	Unoccupied
Flat 5, Le Boulevard	Unoccupied
Flat 6, Le Boulevard	Occupied
No 1, The Denes	This dwelling is subject to a private life enjoyment arrangement
No 2, The Denes	Occupied
No 3, The Denes	Unoccupied
No 4, The Denes	Occupied
Sous L'Eglise	Demolished, and the land transferred in 2010 to 'Harbours and Airport' for a consideration
Flat 1, Claremont	Sold in 2016
Flat 2, Claremont	Sold in 2016
No 9 Chevalier Road	Unoccupied
Flat 1, La Pouclee Lodge	Sold in 2015
Flat 2, La Pouclee Lodge	Sold in 2015

c) state what the percentage occupancy of each property has been over each of the past 5 years:

Property Name	2016	2015	2014	2013	2012	Comment
Beau Sejour	0%	0%	45%	59%	51%	Nil occupancy in '15 & '16 due to condition of property and high cost of repair
Stoncot	100%	100%	100%	100%	100%	
Workshop	0%	0%	0%	0%	0%	Nil occupancy due to condition of property and high cost of repair
Flat 1, Le Boulevard	100%	100%	33%	93%	100%	
Flat 2, Le Boulevard	100%	42%	35%	100%	100%	
Flat 3, Le Boulevard	0%	91%	100%	100%	100%	
Flat 4, Le Boulevard	0%	55%	100%	100%	53%	
Flat 5, Le Boulevard	0%	21%	19%	52%	100%	
Flat 6, Le Boulevard	100%	61%	75%	100%	100%	
No 1, The Denes	na	na	na	na	na	Not applicable - the house is subject to a life enjoyment arrangement
No 2, The Denes	100%	100%	100%	100%	100%	
No 3, The Denes	0%	0%	0%	0%	0%	Nil occupancy due to condition of property and high cost of repair
No 4, The Denes	100%	na	na	na	na	100% occupancy has occurred following the close of a life enjoyment arrangement on 26.09.16
Sous L'Eglise	na	na	na	na	na	Not applicable - the property was demolished in 2009
Flat 1, Claremont	na	62%	100%	100%	37%	Sold in 2016
Flat 2, Claremont	na	5%	59%	54%	100%	Sold in 2016
No 9 Chevalier Road	0%	0%	0%	0%	0%	Nil occupancy due to condition of property and high cost of repair
Flat 1, La Pouclee Lodge	na	0%	0%	0%	0%	Sold in 2015. Prior nil occupancy due to condition of property and high cost of repair
Flat 2, La Pouclee Lodge	na	0%	0%	75%	100%	Sold in 2015. Prior nil occupancy due to condition of property and high cost of repair

d) explain what intentions or plans, if any, there are for each property:

Property Name	Occupied/Unoccupied/Comment
Beau Sejour	JPH <sup>1</sup> has recommended the disposal of this property
Stonecot	JPH has recommended the retention of this property
Workshop	JPH has recommended the disposal of this property. Under offer - MD-PH-2016-0075
Flat 1, Le Boulevard	JPH has recommended the disposal of this property
Flat 2, Le Boulevard	JPH has recommended the disposal of this property
Flat 3, Le Boulevard	JPH has recommended the disposal of this property
Flat 4, Le Boulevard	JPH has recommended the disposal of this property
Flat 5, Le Boulevard	JPH has recommended the disposal of this property
Flat 6, Le Boulevard	JPH has recommended the disposal of this property
No 1, The Denes	This dwelling is subject to a private life enjoyment arrangement
No 2, The Denes	JPH has recommended the retention of this property
No 3, The Denes	JPH has recommended the retention of this property
No 4, The Denes	JPH has recommended the retention of this property
Sous L'Eglise	Demolished, and the land transferred in 2010 to 'Harbours and Airport' for a consideration
Flat 1, Claremont	Sold in 2016
Flat 2, Claremont	Sold in 2016
No 9 Chevalier Road	JPH has recommended the disposal of this property. Under offer - MD-PH-2016-0075
Flat 1, La Pouclee Lodge	Sold in 2015
Flat 2, La Pouclee Lodge	Sold in 2015
	<sup>1</sup> Jersey Property Holdings, Dept for Infrastructure

e) state what the latest valuations are for each property:

Property Name	Latest valuation	Comment
Beau Sejour	£ 465,000	External valuation opinion 2016
Stonecot	£ 275,000	Internal valuation opinion 2016
Workshop No 9 Chevalier Road	£ 425,000	Valuation based on market interest
Flat 1, Le Boulevard	£ 1,785,000	External valuation opinion 2016
Flat 2, Le Boulevard		
Flat 3, Le Boulevard		
Flat 4, Le Boulevard		
Flat 5, Le Boulevard		
Flat 6, Le Boulevard		
No 1, The Denes	na	Not applicable - the house is subject to a life enjoyment arrangement
No 2, The Denes	£ 325,000	Internal valuation opinion 2016
No 3, The Denes	£ 325,000	Internal valuation opinion 2016
No 4, The Denes	£ 325,000	Internal valuation opinion 2016
Sous L'Eglise	na	Not applicable - the property was demolished in 2009
Flat 1, Claremont	na	Not applicable - sold in 2016
Flat 2, Claremont	na	Not applicable - sold in 2016
Flat 1, La Pouclee Lodge	na	Not applicable - sold in 2015
Flat 2, La Pouclee Lodge	na	Not applicable - sold in 2015